

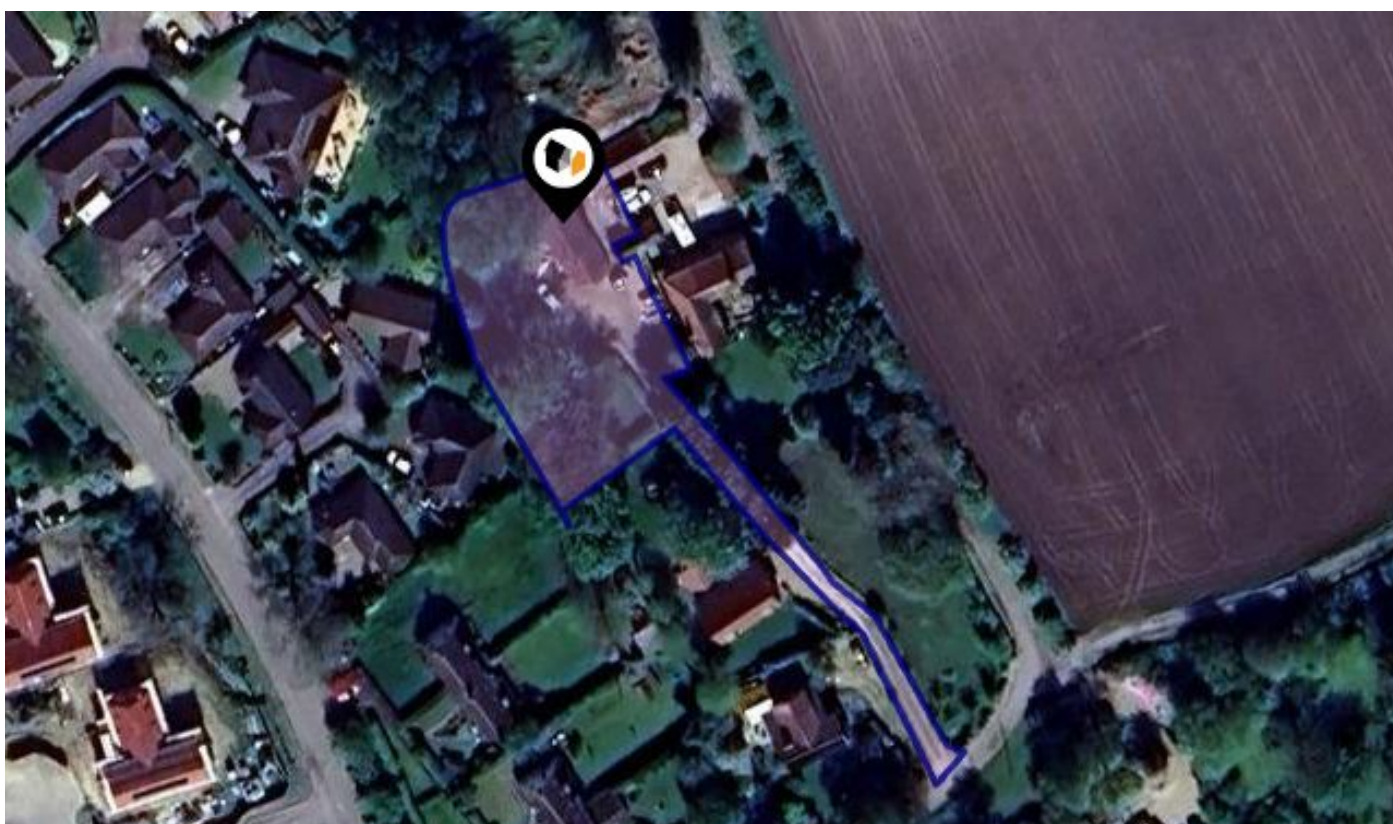


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 19th February 2025



WASHDYKE LANE, GLENTHAM, MARKET RASEN, LN8

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

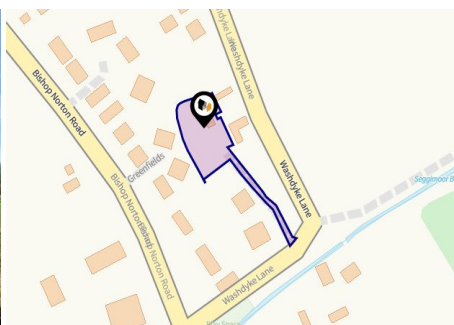
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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,388 ft ² / 129 m ²		
Plot Area:	0.42 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£1,963		
Title Number:	LL274635		

Local Area

Local Authority:	Lincolnshire
Conservation Area:	Glentham
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

30	-
mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Washdyke Lane, Glenthams, Market Rasen, LN8*

Reference - 134748	
Decision:	Decided
Date:	20th July 2016
Description:	Planning application for construction of a dwelling.

Reference - 138148	
Decision:	Application Determined
Date:	30th July 2018
Description:	Planning application to vary condition 5 of planning permission 134748 granted 30 September 2016-minor adaptations to external appearance

Property EPC - Certificate



Washdyke Lane, Glentham, LN8

Energy rating

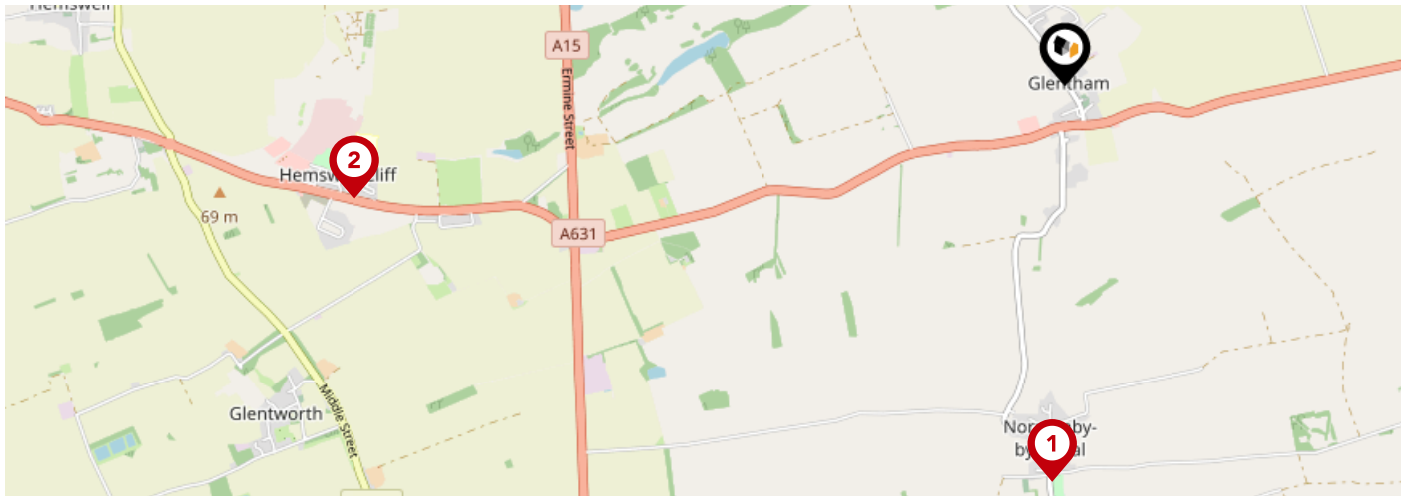
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Valid until 07.04.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		

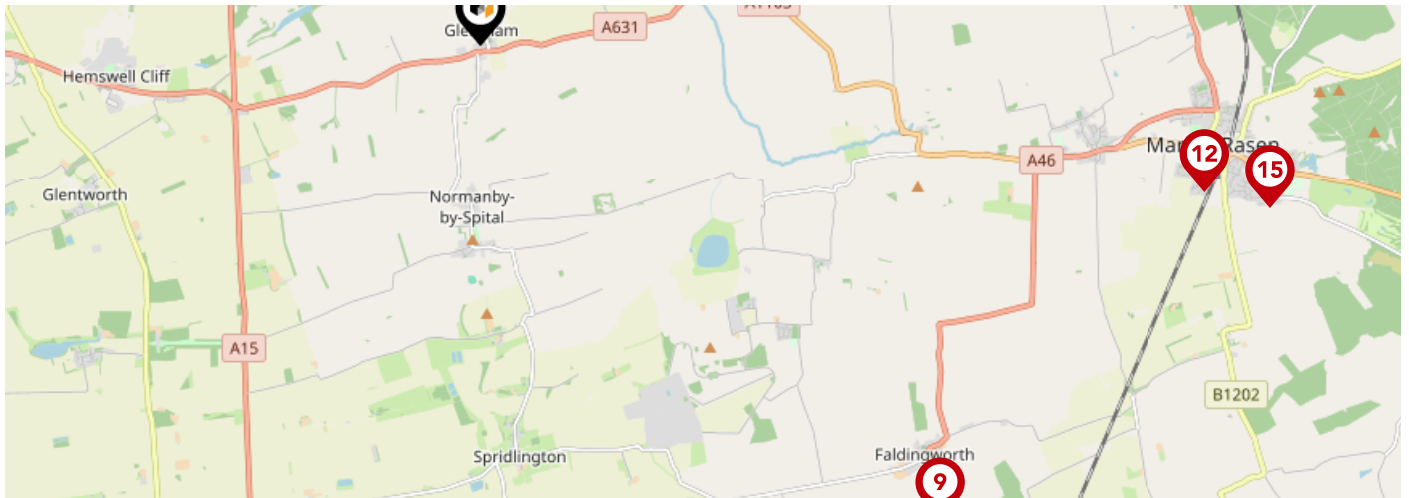
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 55% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	129 m ²



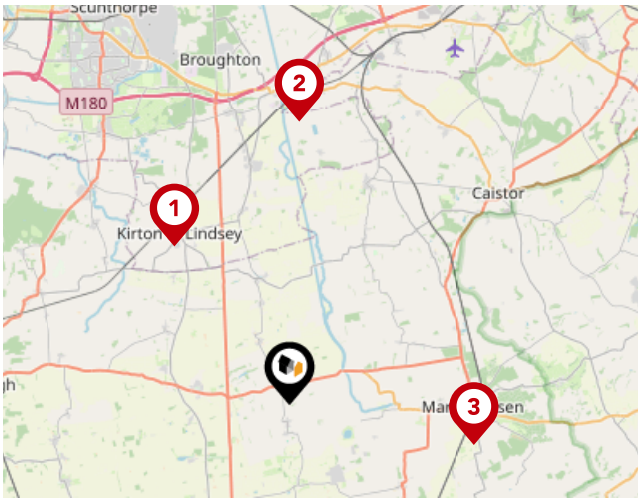
		Nursery	Primary	Secondary	College	Private
1	Normanby Primary School Ofsted Rating: Good Pupils: 51 Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hemswell Cliff Primary School Ofsted Rating: Good Pupils: 39 Distance:3.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Waddingham Primary School Ofsted Rating: Good Pupils: 86 Distance:3.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Osgodby Primary School Ofsted Rating: Good Pupils: 94 Distance:4.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Willoughton Primary School Ofsted Rating: Good Pupils: 49 Distance:4.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Hackthorn Church of England Primary School Ofsted Rating: Outstanding Pupils: 56 Distance:5.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Middle Rasen Primary School Ofsted Rating: Good Pupils: 135 Distance:5.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ingham Primary School Ofsted Rating: Good Pupils: 81 Distance:5.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



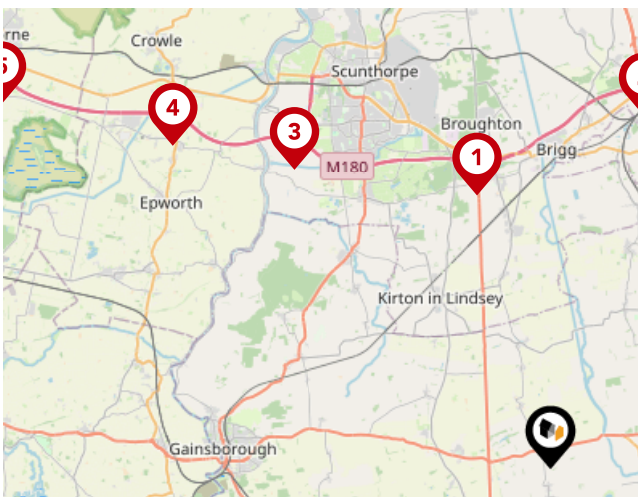
		Nursery	Primary	Secondary	College	Private
9	Faldingworth Community Primary School Ofsted Rating: Good Pupils: 71 Distance:5.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Kirton Lindsey Primary School Ofsted Rating: Requires improvement Pupils: 209 Distance:6.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Kirton Academy Ofsted Rating: Not Rated Pupils:0 Distance:6.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	The Market Rasen Church of England Primary School Ofsted Rating: Good Pupils: 308 Distance:6.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Welton St Mary's Church of England Primary Academy Ofsted Rating: Good Pupils: 381 Distance:6.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Dunholme St Chad's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 212 Distance:7.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	De Aston School Ofsted Rating: Good Pupils: 1040 Distance:7.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	William Farr CofE Comprehensive School Ofsted Rating: Good Pupils: 1444 Distance:7.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



National Rail Stations

Pin	Name	Distance
	Kirton Lindsey Rail Station	6.91 miles
	Brigg Rail Station	10.04 miles
	Market Rasen Rail Station	6.67 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M180 J4	10.02 miles
	M180 J5	12.95 miles
	M180 J3	13.92 miles
	M180 J2	17.55 miles
	M180 J1	23.27 miles



Airports/Helipads

Pin	Name	Distance
	Humberside Airport	13.77 miles
	Finningley	21.9 miles
	East Mids Airport	52.9 miles
	Leeds Bradford Airport	57.58 miles

Area

Transport (Local)



Bus Stops/Stations

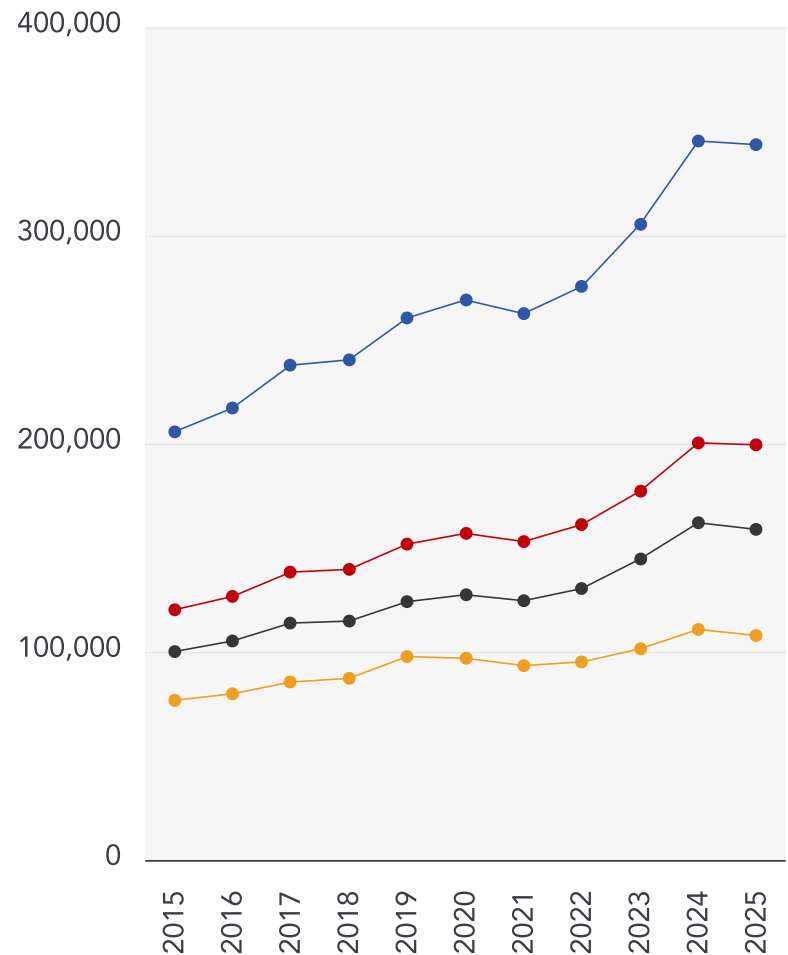
Pin	Name	Distance
1	The Old Parsonage	0.3 miles
2	The Old Parsonage	0.3 miles
3	Methodist Church	0.45 miles
4	Normanby Cliff Road	1.62 miles
5	Demand Responsive Area	1.54 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in LN8



Detached

+67.09%

Semi-Detached

+65.93%

Terraced

+58.63%

Flat

+40.58%



Mundys

We are dedicated to offering our customers the highest quality service and strongly believe in helping you through the entire process from start to finish. We believe the combination of qualified Partners, highly trained and experienced staff, unique understanding of the Newark, Southwell and Lincoln property markets and our commitment to the latest technology offers you the best Estate Agency in the area. Our offices are located on Kirkgate, Newark, King Street, Southwell, Silver Street and Museum Court, Lincoln also Queen Street, Market Rasen. We are one of the very few Agents in Newark, Southwell & Lincoln to be regulated by the Royal Institute of Chartered Surveyors.

We are dedicated to offering our customers the highest quality service and we strongly believe in helping you through the entire process from start to finish:

- Residential Sales
- Survey

Financial Services

We are pleased to offer the services of our Specialist Mortgage Advisors at Mundys Financial Services. Mundys Financial Services have extensive experience in the mortgage industry and provide independent whole of market advice from our offices based in Lincoln and Market Rasen.



Testimonial 1



Mundys have been wonderful. We will recommend them to anyone thinking of moving
- MR AND MRS GHEST

Testimonial 2



A huge thank you to you Emily and all of the Lettings Team for all your hard work in re-letting my apartment.
Please pass on my regards and thanks to all.
Again another superb performance from Mundys
MR FAHEY

Testimonial 3



Very satisfied with survey and would use again. I was impressed with how the Surveyor also telephoned me
to run through his report with me.
MRS HARDWICKE



/Mundysuk



/mundysuk



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Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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Mundys

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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